065.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,300 / 863,300
					USE VALUE:	863,300 / 863,300
					ASSESSED:	863,300 / 863,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	FARRINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNEELY DARA P/KRISTEN
Owner 2:	
Owner 3:	
Street 1:	59 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNEELY DARA P -
Owner 2:	-
Street 1:	18 FARRINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Stucco Exterior and 2583 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	474,800		388,500	863,300
Total Card	0.103	474,800		388,500	863,300
Total Parcel	0.103	474,800		388,500	863,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.29 /Parcel: 334.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41653
GIS Ref
GIS Ref
Insp Date 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	474,800	0	4,500.	388,500	863,300		Year end	12/23/2021
2021	104	FV	453,200	0	4,500.	388,500	841,700		Year End Roll	12/10/2020
2020	104	FV	453,400	0	4,500.	388,500	841,900	841,900	Year End Roll	12/18/2019
2019	104	FV	352,700	0	4,500.	360,800	713,500	713,500	Year End Roll	1/3/2019
2018	104	FV	352,700	0	4,500.	360,800	713,500	713,500	Year End Roll	12/20/2017
2017	104	FV	330,800	0	4,500.	316,400	647,200	647,200	Year End Roll	1/3/2017
2016	104	FV	330,800	0	4,500.	288,600	619,400	619,400	Year End	1/4/2016
2015	104	FV	294,900	0	4,500.	255,300	550,200	550,200	Year End Roll	12/11/2014

!5602!

PRINT

Date	Time
12/30/21	02:27:35

LAST REV

Date	Time
11/01/21	08:43:11
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNEELY DARA P	48294-38		10/10/2006	Family	1	No	No		
YOUNG ALTON F	36544-123		9/27/2002		535,000	No	No		
	13075-142		10/14/1976			No	No		N

USER DEFINED

Prior Id # 1:	41653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2021	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Measured	372	PATRIOT
12/22/2002	MLS	HC	Helen Chinal
11/2/1999	Inspected	264	PATRIOT
11/2/1999	Mailer-Back		
10/5/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	12									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08156586
Const Adj.:	0.98000199
Adj $ / SQ:	190.789
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688148
Depreciation:	213326
Depreciated Total:	474822

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

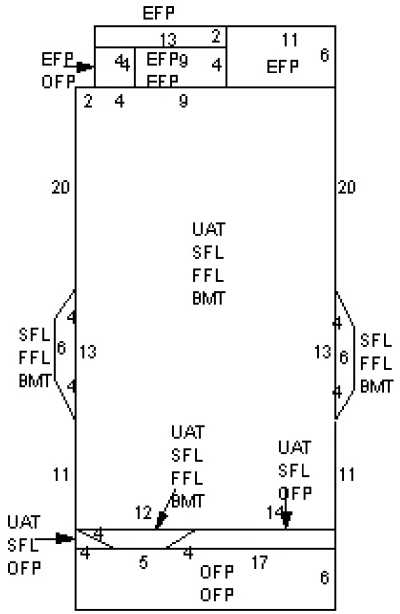
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.79
Special Features:	0	Val/Su Net:	106.12
Final Total:	474800	Val/Su SzAd	195.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,234	190.790	235,433
BMT	Basement	1,199	57.240	68,627
FFL	First Floor	1,199	190.790	228,756
OFP	Open Porch	363	20.620	7,487
UAT	Upper Attic	299	104.930	31,375
EFP	Enclos Porch	180	41.500	7,471

Net Sketched Area:	4,474	Total:	579,149
Size Ad	2433	Gross Area	5371	FinArea	2583
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	